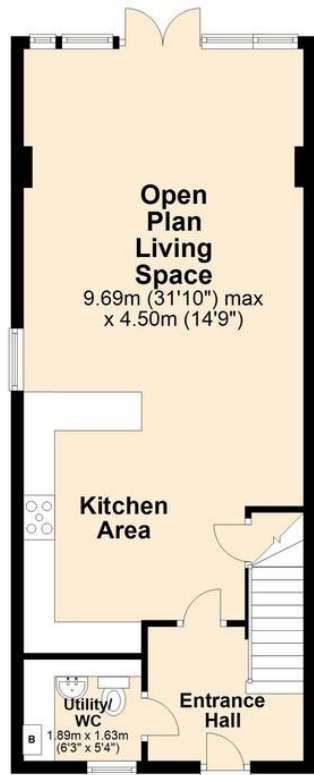


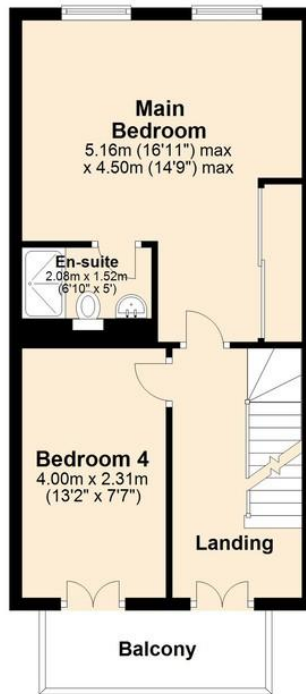
### Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



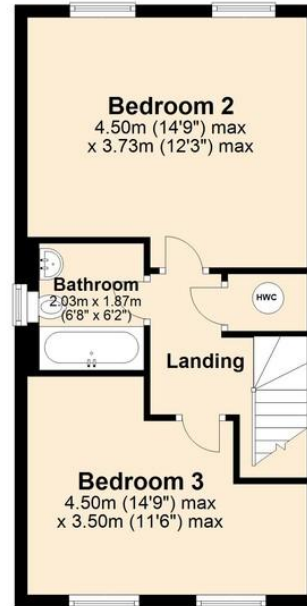
### First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



### Second Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 133.3 sq. metres (1434.5 sq. feet)

### OUTSIDE

Shrub beds and an area of lawn front the property, bisected by a path leading to the entrance. A driveway to the left-hand side provides off-road tandem parking, leading to the semi-detached garage measuring approx. 19'6 x 9'9 with electric up and over door, light and power. A wooden gate between the garage and the property leads through to the enclosed, low maintenance rear garden measuring approx. 40' x 26' max. featuring an artificial lawn and patio area.

### AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

### DIRECTIONS

Enter the Round House Park development via Round House Way from the A11, Newmarket Road. At the first roundabout, take the first exit, then the second exit at the next round about into The Pines. Turn left into Rose Drive where the property can be found on the left-hand side overlooking the playpark.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

D

**Energy Efficiency Rating** Current B 86 Potential A 95



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



3-storey townhouse situated on a popular modern development, conveniently located for an Ofsted 'Outstanding' primary school, excellent transport links and overlooking green space with playpark. Offering 4 bedrooms across the top 2 floors, plus a stunning 31'10 open plan kitchen and living/dining area with garden access. Outside includes a garage, off-road parking and a low maintenance rear garden.

## Rose Drive

Cringleford | Norwich | Norfolk | NR4 7SZ

£1,500 pcm

3-storey townhouse situated on a popular modern development

4 bedrooms across the top 2 floors including 16'11 max. main bedroom with en-suite shower room

31'10 max. open plan kitchen and living/dining area with garden access

Stylish kitchen featuring gloss white units and integrated appliances

Ground floor WC/utility, first floor en-suite and top floor family bathroom

Gas central heating via a megaflow cylinder with system boiler and double glazing

Garage and off-road tandem parking adjacent to the property

Enclosed, low maintenance rear garden with artificial lawn and patio

Ideally situated for local amenities, schools, transport links and city access

Available mid-August 2023!

